



**Planning Staff Report to
Greenville Planning Commission
February 11, 2022
for the February 17, 2022 Public Hearing**

Docket Number:	AEC-21-810M
Applicant:	Jeff Dezen/Dup Oz LLC
Property Owner:	Dup Oz LLC
Property Location:	1114 Pendleton Street
Tax Map Number(s):	0077000100200
Acreage:	0.384 acre
Zoning:	RDV, Redevelopment District
Proposal:	Alternative Equivalent Compliance from Section 19-6.2 Landscaping, Buffering, and Screening
Staff Recommendation:	Approve with Conditions

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-1.3.18. *Alternative equivalent compliance*

Sec. 19-6.2. *Landscaping, Buffering, and Screening*

Project Update:

A few weeks after the application was approved by the Planning Commission in November 2021, the abutting neighbor and resident at 1112 Pendleton Street contacted city staff and the applicant expressing concerns regarding the approved design. Various discussion between the applicant, neighbor, and staff occurred over the following weeks, which led to the current request to modify the approved Alternative Equivalent Compliance design to better address the neighbor's concerns.

Project Overview:

The applicant proposes an Alternative Equivalent Compliance design in lieu of compliance with the restrictions of Section 19-6.2 Landscaping, Buffering, and Screening to maintain an existing driveway. The applicant plans to convert the existing structure from a single-family detached residential property to office space. The applicant requests a reduction of the new neighborhood protection buffer between the proposed commercial use property and the adjacent, existing single-family home. The applicant proposes a change from the approved 8-foot-tall masonry wall with diminished landscaping to an 8-foot-tall landscape hedge along with additional landscaping where there is room. The modification from a masonry wall to landscape wall was prompted at the request of the abutting property owner.

Procedural Requirements:

Pre-Application and Development Meetings

Multiple meetings were held between the applicant, City Planning, City Civil Engineering, and other Engineering staff during the initial application process. An additional meeting between the applicant and Planning staff was held on January 5, 2022. The discussion centered around the process of the Alternative Equivalent Compliance and possible alternative mitigation of the required buffer that would best satisfy all parties.

Neighborhood Meeting

The applicant initially presented their project at the West Greenville Neighborhood Association monthly meeting, on November 9, 2021. The applicant presented the proposed modification to the West Greenville Neighborhood Association at its monthly meeting on February 8, 2022, to meet neighborhood meeting requirements in compliance with subsection 19-2.2.4 of the Land Management Ordinance. A summary of the discussion and sign in sheet are provided within the packet.

Site Information:

The proposed Alternative Equivalent Compliance application is for conversion of a residential use to a commercial use at 1114 Pendleton Street.

The subject property is zoned RDV, Redevelopment District and is located within the West Greenville Revitalization Overlay District and Special Emphasis Neighborhood. Adjacent land uses are single-family detached residential and the United House of Prayer for All People ministry.

The GVL2040 Future Land Use designation for this property is Urban Node Mixed-Use as described as areas including 4-6 stories mixed use structures with up to 30 units/acre.

Staff Analysis:

Development Use, Layout and Dimensional Requirements

Per Section 19-6.2. Landscaping, Buffering, and Screening, the redevelopment of the 1114 Pendleton Street to commercial with adjacent single-family detached use would require a minimum 10-foot buffer with a solid masonry wall at least 8 feet in height with canopy trees placed upon the outside perimeter with maximum on-center spacing of fifteen (15) feet. A driveway and accessory structure are specifically noted as prohibited within the new buffer.

The applicant wishes to retain the current placement of the driveway at the home to use it for access to rear parking behind the office. The applicant proposes to install an 8-foot-high landscape hedge adjacent to the driveway along the side property line. This is a modification from the required and previously approved 8-foot-high masonry wall. This modification was made at the request of the adjacent property owner, who felt her property would be adversely impacted by a solid wall, which appears to be approximately a foot or two from the side wall of her house. Tentative plant choice was Lusterleaf Holly or similar.

Because there is no room for canopy tree plantings along the driveway adjacent to the neighboring single-family home, the applicant proposes to plant evergreen landscaping on the outside of the hedge, but only where room permits. This portion of the proposal remains in line with the previously approved request.

No change was proposed to the wall and landscape buffer along the rear property line. No change to the accessory structure garage and its planned use as a conference room was indicated either. The existing accessory structure is located approximately 6-feet from the property line on the side and 3-feet on the rear. Although buildings are not permitted in the buffer zone, this encroachment was previously approved in the initial AEC application.

Although the current site and landscape plan proposal appears to fall short of an alternative equivalent, staff believes that the proposed modification remains in line with the alternative design approved by the Planning Commission, while addressing the concerns raised by the abutting homeowner the ordinance is designed to protect. Staff also notes that AEC approval shall apply only to the specific development for which it was requested and shall not establish a precedent for approval of other requests.

STAFF RECOMMENDATION:

Recommend Approval with conditions and comments

Staff Comments and Conditions

Planning Comments and Conditions

Comments and Conditions:

- 1) Prior to receipt of a Certificate of Occupancy, an Affidavit of Substantial Compliance shall be provided at the time of Final Zoning Inspection.
- 2) Some landscape species and sizes were not finalized on the amended plan. Selections shall be reviewed for code compliance and approved by the city's Tree and Landscape reviewer at time of site permitting. Understory trees shall be a minimum 2.5 inches in caliper.
- 3) Landscaping along Pendleton Street and the site's driveway shall be designed and maintained in a manner that does not obstruct sight visibility.

City Engineer Comments

Recommend: Approve w/ Comments

Comments:

Application review approval is subject to the applicant satisfying all conditions and requirements of the engineering divisions.

Civil Engineer Comments and Conditions

Recommend: Approve w/ Conditions

Comments:

- 1) All proposed public and private improvements shall meet the requirements of Section 19-6.7 Site Development and Related Infrastructure of the City's Land Management Ordinance. The design and construction of the public and private infrastructure shall conform to all applicable federal and state regulations and the requirements of the City's design and specifications manual.
- 2) A Site Plan Permit will be required for the development detailing the demolition, grading and stormwater, utility improvements and site access.
- 3) The improvements shall comply with Chapter 11 of the International Building Code for site accessibility. Per Section 1104, a minimum of one accessible route shall be provided from each site arrival point (public transportation stops, accessible parking, accessible passenger loading zones and public streets or sidewalks) to the accessible building entrance served. Additionally, an accessible route shall be provided within the site to connect accessible buildings, facilities, elements and spaces on the site.
- 4) The development shall meet the requirements of Article 19-2.3.13(A) Land Development – Subdivision of the Land Management Ordinance of the City of Greenville.
- 5) All proposed public and private improvements shall meet the requirements of Section 19-6.7 Site Development and Related Infrastructure of the City's Land Management Ordinance. The design and construction of the public and private infrastructure shall conform to all applicable federal and state regulations and the requirements of the City's design and specifications manual.
- 6) **SCDOT Encroachment Permit – Pendleton Street** is owned by the SCDOT. All work within the existing right of way of this street will require an approved encroachment permit from SCDOT.
- 7) The sidewalk on Pendleton Street will have to be brought up to City Standards for the width of the development. There will need to be a five foot sidewalk and a minimum two foot curb lawn. The City will prepare a sidewalk maintenance agreement letter for the project to be submitted with the SCDOT encroachment permit application.
- 8) A public access easement will be required for the sidewalk if the sidewalk encroaches on private property.

Environmental Engineer Comments

Recommend: Approve

Comments:

Approved with no comments.

Traffic Engineer Comments

Recommend: Approve

Comments:

No comments.

Fire Department Comments

Recommend: Approve

Parks & Recreation Comments

Recommend: Approve

Comments:

Approved, no comments.

Tree and Landscape Comments

Recommend: Approve w/ Comments

Comments:

Suggestions by the adjacent property owner seem appropriate given her argument. Shrubs selected should be evergreen to provide full seasonal screening.



APPLICATION FOR ALTERNATIVE EQUIVALENT COMPLIANCE

Contact Planning & Development:

Planning@GreenvilleSC.Gov

(864) 467-4476

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	Jeff Dezen (Dup Oz LLC)	Jeff Dezen (Dup Oz LLC)
*Title:	Managing Member (Dup Oz LLC)	Managing Member (Dup Oz LLC)
*Address:	103 Holbrook Trl	103 Holbrook Trl
*State:	SC	SC
*Zip:	29605	29605
*Phone:	864-233-3776	864-233-3776
*Email:	jeffd@jdpr.com	jeffd@jdpr.com

PROPERTY INFORMATION

*STREET ADDRESS(ES) 1114 Pendleton St

*TAX MAP #(S) 0077000100200

*ZONING DISTRICT(S) RDV

PROJECT INFORMATION

*TYPE OF APPLICATION:

*CHECK ALL THAT APPLY	CODE SECTION	TYPE
<input type="checkbox"/>	SECTION 19-4	USE REGULATIONS
<input type="checkbox"/>	SECTION 19-5	DIMENSIONAL STANDARDS AND MEASUREMENTS
<input checked="" type="checkbox"/>	SECTION 19-6.2	LANDSCAPING, BUFFERING, AND SCREENING
<input type="checkbox"/>	SECTION 19-6.4	EXTERIOR LIGHTING
<input type="checkbox"/>	SECTION 19-6.5	DESIGN STANDARDS FOR NONRESIDENTIAL DEVELOPMENT

<div></div>	SECTION 19-6.6	SIGN REGULATIONS
<div></div>	SECTION 19-6.8	DESIGN STANDARDS FOR MULTIFAMILY RESIDENTIAL DEVELOPMENT

***ASSOCIATED PERMIT APPLICATION #(s)** (put N/A if not applicable)

N/A

***DATE OF REQUIRED PRE-APPLICATION MEETING:** 8/6/21

***DO YOU PLAN TO NOTIFY & MEET WITH NEIGHBORHOOD RESIDENTS:**

☒

Yes

☐

No

***NAME OF LICENSED SC STATE ARCHITECT, LANDSCAPE ARCHITECT, OR PROFESSIONAL ENGINEER**

Timothy M. Thomason, PE

Please provide a description of why the proposed project is unable to meet the applicable subject code requirement(s):

10'-0" of landscape buffer cannot be provided for the full length of the eastern property boundary with existing single family residential due to the existing driveway necessary to access the rear portion of the property. The driveway cannot be relocated due to the existing structure on-site remaining in-place for upfit as a new office space for the property owner's business.

Please provide a description of the proposed alternative design:

Provide new 8'-0" landscape hedge along this property line along eastern edge of existing driveway. Following approval of the previously indicated masonry wall, the adjoining neighbor has expressed their desire to not have this wall located adjacent to their property line. In further discussion with the neighbor, they have expressed a preference for a landscape hedge in lieu of the wall.

****Please see attached letter from the property owner at 1112 Pendleton Street, Ingrid Davis****

Please provide how this alternative design meets or exceeds the intent of the subject code requirement(s):

The adjoining property owner does not want a masonry wall constructed along the property line as previously approved, due to the proximity to their existing residential structure. The proposed landscape hedge was discussed with this neighbor following the previous AEC approval.

PLEASE COMPLETE THIS SECTION WHEN THE DEVELOPMENT PROPOSAL INCLUDES COMMERCIAL OR MULTIFAMILY USE(S) THAT ADBUT SINGLE FAMILY-DETACHED RESIDENTIAL USE(S).

Please provide how the proposed alternative design is consistent to the stated purpose of the applicable text amendment to protect single family-detached residential uses:

The proposed hedge blocks views from the proposed parking area and driveway and is more suitable to the adjoining property owner.

Please provide how the alternative design achieves the subject standards of neighborhood compatibility and maintains the harmony and character of the established single-family residential areas that abut the proposed development:

The proposed hedge achieves a portion of the code required bufferyard, but does not include the wall, which is not desired by the adjacent property owner.

Please provide how all of the proposed access into the development will not create a negative impact to the abutting properties or rights-of-way:

The proposed driveway access is maintained at the existing locations (improved to meet SCDOT requirements), and the existing access driveway to the rear of the property will remain unchanged.

Please provide how the proposal does not negatively impact any safety features of the project, nor creates any hazardous features:

The proposed AEC maintains access to the rear of the property. Removing the existing driveway would prevent access to the rear portion of the building.

Please provide how the proposal will not create negative impacts to public services, including, but not limited to, fire and emergency services:

The improved driveway access will improve accessibility to the property.

INSTRUCTIONS

1. All applications and fees (made payable to the City of Greenville) must be received by the planning and development office no later than 2:00 pm of the date reflected on the associated decision-making body's schedule responsible to decide the application, if applicable.

A. FEE FOR ALTERNATIVE EQUIVALENT COMPLIANCE

\$250.00

2. The staff will review the application for "sufficiency" pursuant to Section 19-2.2.6, Determination of Sufficiency and will contact the applicant and identify any deficiencies which must be corrected prior to placement of the application on the appropriate agenda. Requests for proposed commercial and multi-family development, that about single family-detached residential use(s), shall receive final approval from the Planning Commission.
3. Design Review Board agenda.

You must attach the following required documents. The Board may request additional information at any time to fully understand the proposal. Items submitted to the Board become the property of the City and will not be returned.

Please submit the following supporting documentation:

- Approval and or review of a Federal Tax Application from the SC Department of Archive and history, if applicable.
- Value of the property prior to the rehabilitation
- Written narrative indicating how the property qualifies as historic (Sec.40-15 (C and D))
- Plans and other documents detailing the proposed rehabilitation and
- Estimated qualifying rehabilitation expenditures.



Please verify that all required information is reflected in the submittal package. Please submit one (1) electronic version of the submittal package.

4. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information, is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition, the applicant affirms that the applicant, or someone acting on the applicant's behalf, has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the Planning Office, by separate inquiry, determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate, in its report to the Planning Commission, that to grant the requested change would not likely result in the benefit the applicant seeks.

5. To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application **is** ☐ or **is not** ☒ (please check one) restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

*Signatures	
Applicant	<small>DocuSigned by:</small>  <small>F8B2B4D821A34FE</small>
Date	1/18/2022
Property Owner/Authorized Agent	<small>DocuSigned by:</small>  <small>F8B2B4D821A34FE</small>
Date	1/18/2022

NOTICE: It is strongly encouraged that the applicant conducts a neighborhood meeting to share information about the project proposal per Section 19-2.2.4 A neighborhood meeting is required if your application is in relation to any of the following:

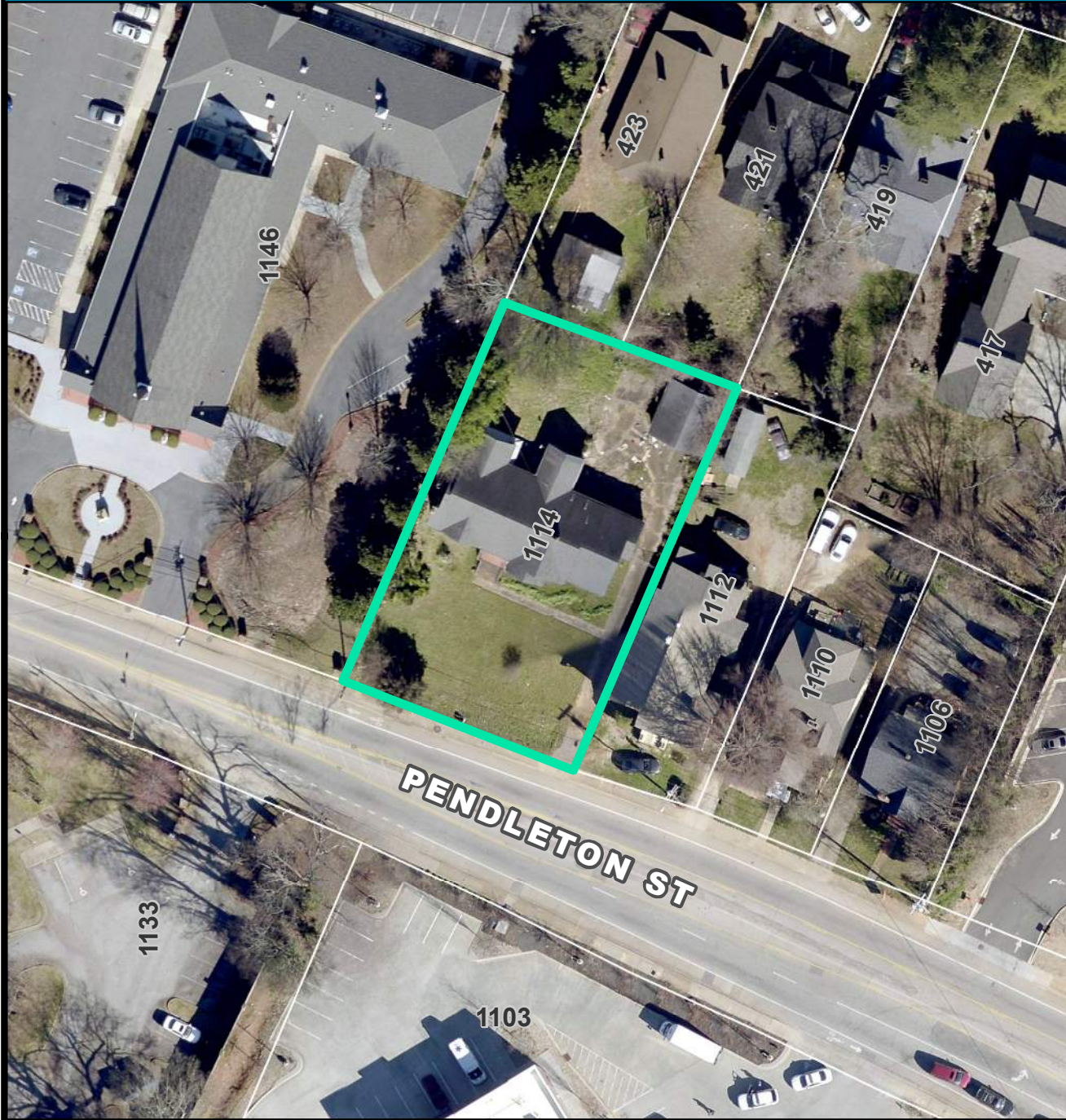
- a. Map amendment (rezoning), including PD (Planned Development) and FRD (Flexible Review District);
- b. Major subdivision;
- c. Special exception for: bed and breakfast inn;

CITY OF GREENVILLE APPLICATION FOR ALTERNATIVE EQUIVALENT COMPLIANCE

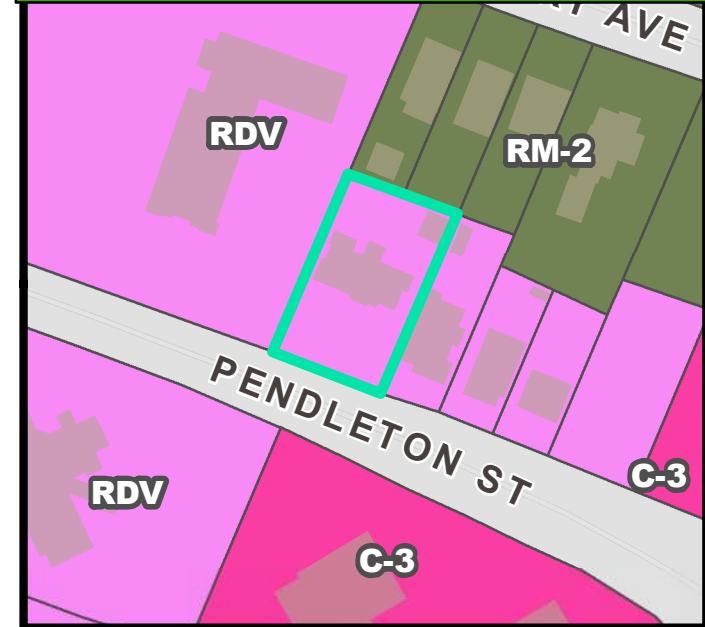
- d. Multifamily or a Certificate of Appropriateness which includes a multi-family use; or**
- e. Any application requiring a public hearing where the proposed project is commercial or multi-family in nature and abuts an existing single family detached use.**

AEC-21-810M • 1114 PENDLETON STREET

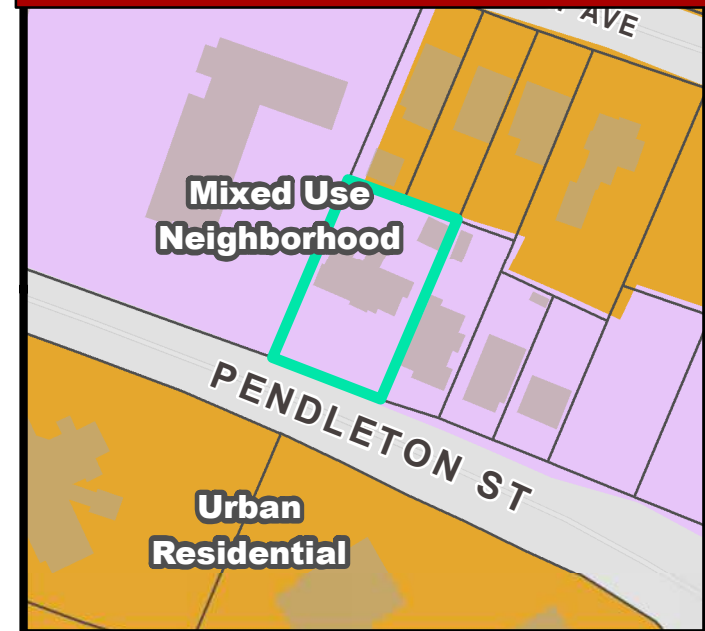
AERIAL VIEW



CURRENT ZONING

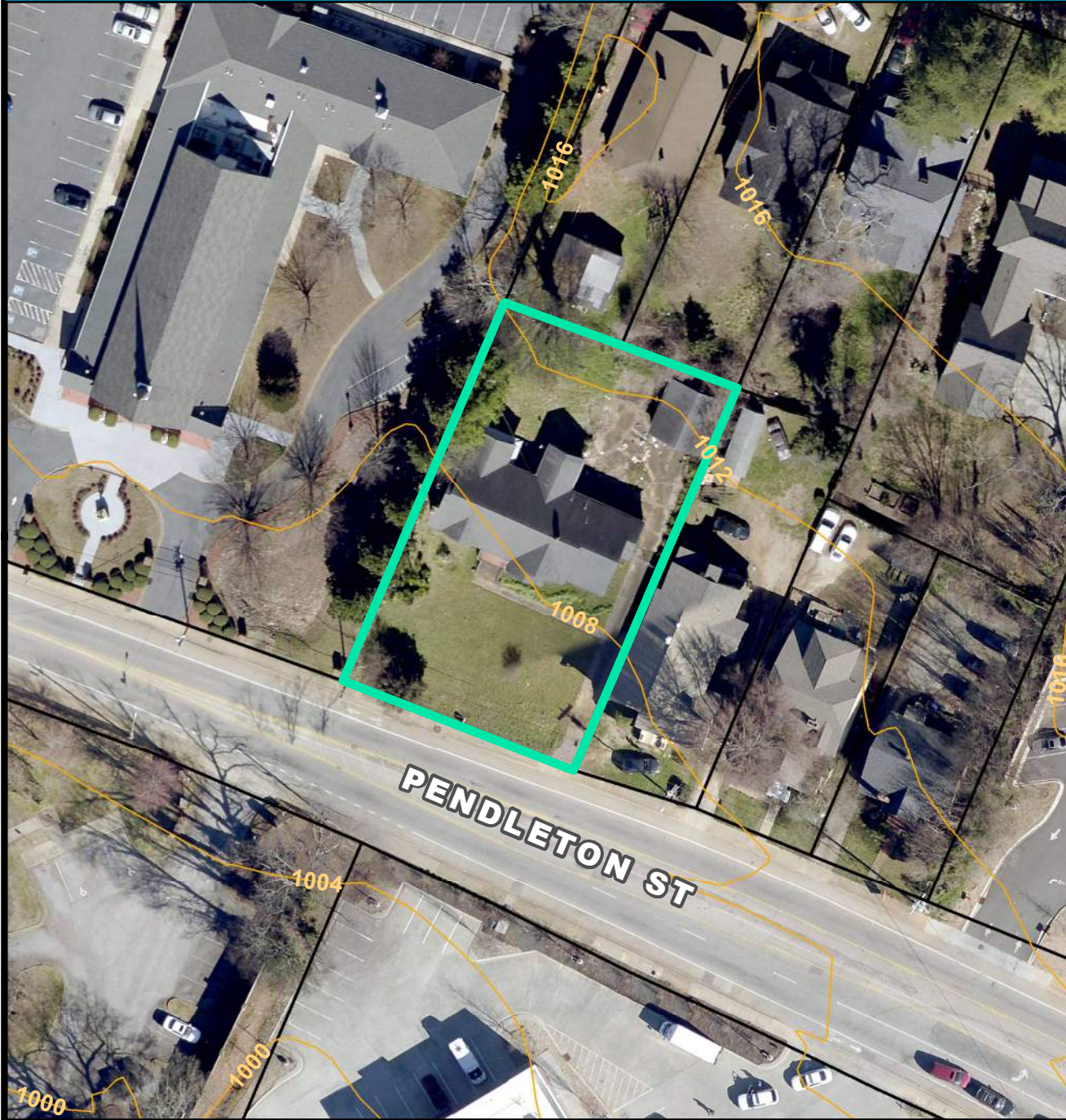


FUTURE LAND USE

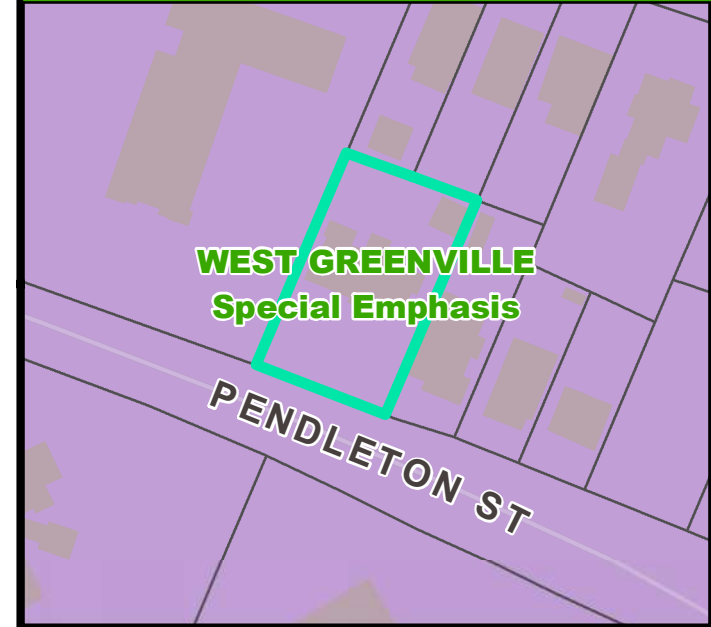


AEC-21-810M • 1114 PENDLETON STREET

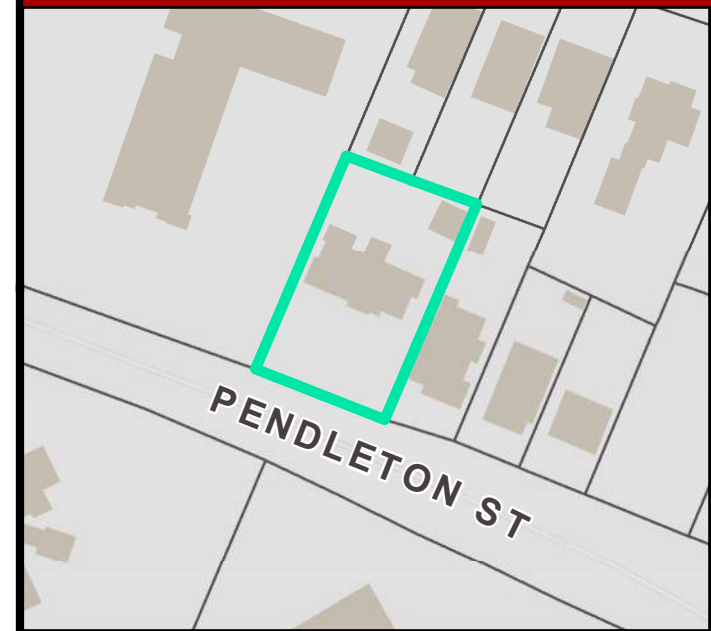
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



January 18, 2022

To Whom It May Concern:

My name is Mrs. Ingrid Davis and I reside at 1112 Pendleton Street in Greenville, SC.

I am writing to support Mr. Jeff Dezen in his efforts to seek an exception to the Greenville City rules that require a masonry wall to be built between my home and Mr. Dezen's newly proposed renovation of 1114 Pendleton Street for use as a private office.

I do not want a masonry wall blocking the side of my home, where I have lived for many, many years.

Instead of a masonry wall, I would prefer no wall or, if necessary, a row of low-to-the-ground bushes.

I support Mr. Dezen's project 100% and know that he doesn't want the wall either.

I would be personally leading the effort to eliminate the requirement for a masonry wall except I have been told by City Staff that Mr. Dezen must take the lead here.

Nevertheless, I want my voice to be heard. (I was ill when the initial public meetings were held on this subject) Mr. Dezen and I want to be good neighbors, together.


Please reconsider the mandate that forces Mr. Dezen to build the wall. It makes no sense to build this structure.

Respectfully,

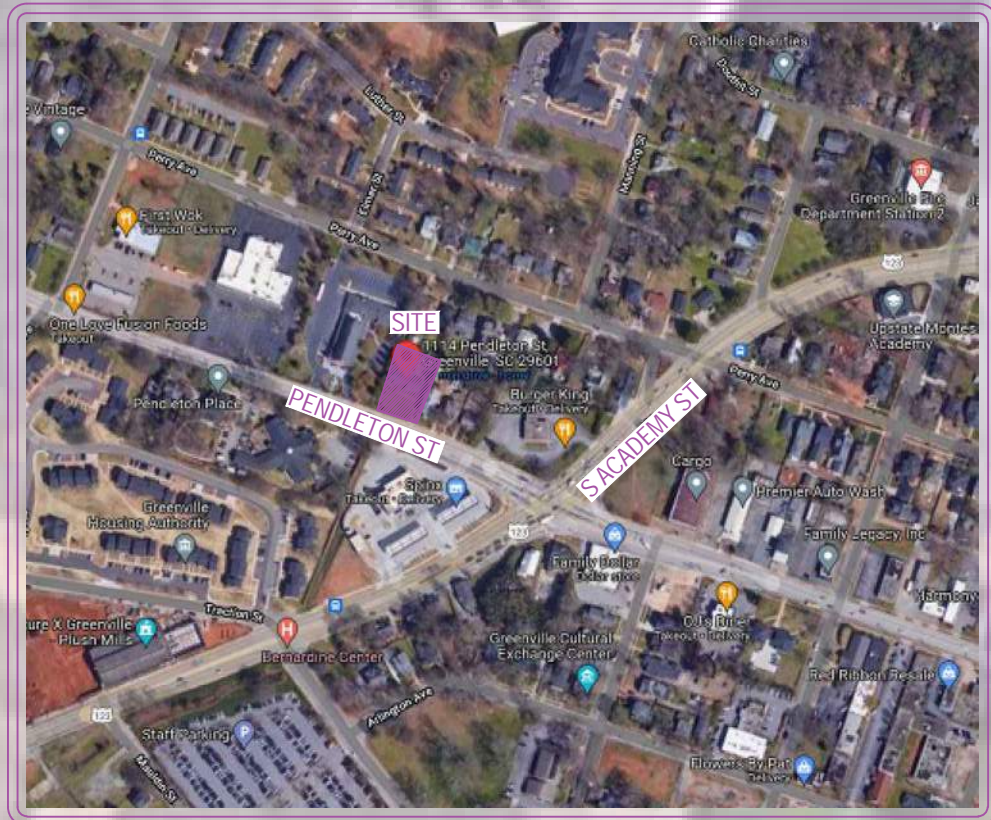
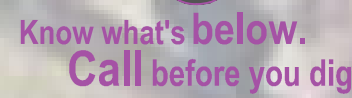
A handwritten signature in cursive script, appearing to read "Ingrid Davis". The signature is written in dark ink and is positioned below the word "Respectfully,".

Mrs. Ingrid Davis

1" = 10'



0 5 10 20 30



West Greenville Neighborhood Association
Meeting Attendance Roster
2.8.2022

- Monique Mattison
- Ingrid Davis
- Inez Morris
- Ginny Stroud
- Rev. Vardrey Fleming
- Lt. Jason Semanyk
- Ashlee Tolbert
- Melanie Brown
- West End Firehouse
- Jeff Dezen
- Grace Obrien
- Ben Abdo
- Ce Ce Cox
- Luke Sims
- Bill Twaler
- Dorothy Dowe
- Lillian Brock Flemming
- Dena Daniel
- Shannon Lavrin
- "Rosa"
- "C"
- "Shannon"
- 864-409-2086
- 864-395-2848

Austin Rutherford

From: Drew Dezen <drewd@jdpr.com>
Sent: Wednesday, February 9, 2022 4:36 PM
To: Austin Rutherford
Cc: Shannon Lavrin; Courtney Powell; Jonathan B. Graham; Rebecca Edwards; Monique Mattison
Subject: Re: PC Developer-Led Neighborhood Mtg Instructions/1114 Pendleton Street (AEC-21-810M)

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or opening attachments.

Austin,

See below for meeting notes, please let me know if you need anything additional:

- Drew Dezen (project owner/applicant) spoke on behalf of the project, updating the neighborhood on what has transpired since the November meeting, and informing them of the City's requirement for an 8ft masonry wall, and Mrs. Davis' (owner of 1112 Pendleton/neighbor) concerns and the reason for resubmittal to the planning commission.
- Mrs. Davis spoke to her concerns regarding the wall - safety, aesthetics, convenience for maintenance, home value, etc. - and voiced her support of the Dezen's project and that she did not want a wall. Mrs. Davis was overt that she wanted no barrier or a low-height shrub barrier if something was required. Mrs. Davis expressed her appreciation for the Dezen's resubmitting and frustration that she would have to hire an attorney at a high cost if she were to appeal to the City personally.
- Drew Dezen spoke again to confirm that the City staff had been helpful in navigating the process and that the City attorney had clarified that any decision related to the wall between 1114 and 1112 Pendleton would not set a precedent for future projects in the AEC process.
- Monique Mattison voiced that the City staff was prepared to support the sentiment of the neighborhood, and invited feedback from the meeting attendees.
- Rev. Vardrey Flemming confirmed his support for what the Dezen's and Mrs. Davis were proposing and suggested he had already voiced his support to the City.
- Then, a chorus of support came from all meeting attendees, with neighbors asking how they could help - what email address they should write to, when the PC meeting was being held, etc.
- There was then a formal motion for the West Greenville Neighborhood Association to support the proposal as a group. All attendees voted in favor of the motion, and no one opposed the motion.
- Mr. Dezen, Mrs. Mattison, and Councilwoman Dowe all chimed in with pertinent information on how to voice support and details were shared in the meeting notes.
- Mr. Dezen and Mrs. Davis expressed their gratitude and excitement.
- That concluded the primary focus on the project at 1114 Pendleton St.
- Later in the meeting, when Councilwoman Flemming was presenting, she asked Mr. Dezen when the project at 1114 Pendleton would be completed and the group revisited the subject.
- Mr. Dezen explained that he has been entangled in the AEC process for over 7-months and is as eager to get the project completed as anyone. Assuming a successful outcome at the PC meeting, he forecasted project completion in mid-Summer, and suggested he would host a block party once he officially became a neighbor.
- The group was excited about the party idea, and began sharing jokes and ideas regarding the event, further demonstrating their interest and eagerness for Mr. Dezen and Mrs. Davis to get a favorable outcome at the PC meeting.

- This concluded any conversation regarding the project at 1114 Pendleton.

Drew

—

Drew Dezen

JDPR

13 E. Coffee Street

Greenville, SC 29601

W: 864-233-3776 ext. 14

M: 864-630-7188

drewd@jdpr.com

www.jdpr.com

On Wed, Feb 9, 2022 at 2:25 PM Austin Rutherford <arutherford@greenvillesc.gov> wrote:

Hello Drew,

Thank you for the attendance list. Please also provide any meeting notes of how it went.

Thank you,



Austin Rutherford, AICP

Senior Development Planner | Planning & Development

arutherford@greenvillesc.gov | www.greenvillesc.gov | [West End Small Area Plan](#)

Phone: 864-467-4247

From: Drew Dezen <drewd@jdpr.com>

Sent: Wednesday, February 9, 2022 2:20 PM

To: Austin Rutherford <arutherford@greenvillesc.gov>

Cc: Shannon Lavrin <slavrin@greenvillesc.gov>; Courtney Powell <cdpowell@greenvillesc.gov>; Jonathan B. Graham <jbgraham@greenvillesc.gov>; Rebecca Edwards <redwards@greenvillesc.gov>; Monique Mattison <mmattison@greenvillesc.gov>

Subject: Re: PC Developer-Led Neighborhood Mtg Instructions/1114 Pendleton Street (AEC-21-810M)

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or opening attachments.

Good afternoon, Austin.

We had a very positive meeting with the West Greenville Neighborhood Association last night. Attached is the attendance roster.

Is there anything additional that you need from our team ahead of the 2/17 PC meeting?

Many thanks,

Drew

—

Drew Dezen

JDPR

13 E. Coffee Street

Greenville, SC 29601

W: 864-233-3776 ext. 14

M: 864-630-7188

drewd@jdpr.com

www.jdpr.com

On Mon, Jan 31, 2022 at 4:47 PM Austin Rutherford <arutherford@greenvillesc.gov> wrote:

Ok, thank you



Austin Rutherford, AICP

Senior Development Planner | Planning & Development

arutherford@greenvillesc.gov | www.greenvillesc.gov | [West End Small Area Plan](#)

Phone: 864-467-4247

From: Drew Dezen <drewd@jdpr.com>

Sent: Monday, January 31, 2022 4:46 PM

To: Austin Rutherford <arutherford@greenvillesc.gov>

Cc: Shannon Lavrin <slavrin@greenvillesc.gov>; Courtney Powell <cdpowell@greenvillesc.gov>; Jonathan B. Graham <jbgraham@greenvillesc.gov>; Rebecca Edwards <redwards@greenvillesc.gov>; Monique Mattison <mmattison@greenvillesc.gov>

Subject: Re: PC Developer-Led Neighborhood Mtg Instructions/1114 Pendleton Street (AEC-21-810M)

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Austin, sorry for any confusion related to my delayed reply. I was traveling for work.

The mailing went out on Thursday 1/27 and the version I shared last week has not changed.

Best,

Drew

—

Drew Dezen

JDPR

13 E. Coffee Street

Greenville, SC 29601

W: 864-233-3776 ext. 14

M: 864-630-7188

drewd@jdpr.com

www.jdpr.com

On Mon, Jan 31, 2022 at 4:41 PM Austin Rutherford <arutherford@greenvillesc.gov> wrote:

Drew,

Proceed with the mailing today and send me the final copy please.

Thanks,



Austin Rutherford, AICP

Senior Development Planner | Planning & Development

arutherford@greenvillesc.gov | www.greenvillesc.gov | [West End Small Area Plan](#)

Phone: 864-467-4247

From: Drew Dezen <drewd@jdpr.com>

Sent: Monday, January 31, 2022 4:35 PM

To: Austin Rutherford <arutherford@greenvillesc.gov>

Cc: Shannon Lavrin <slavrin@greenvillesc.gov>; Courtney Powell <cdpowell@greenvillesc.gov>; Jonathan B. Graham <jbgraham@greenvillesc.gov>; Rebecca Edwards <redwards@greenvillesc.gov>; Monique Mattison <mmattison@greenvillesc.gov>

Subject: Re: PC Developer-Led Neighborhood Mtg Instructions/1114 Pendleton Street (AEC-21-810M)

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or opening attachments.

Hey Austin,

I confirmed via phone w/ Reverend Fleming.

Drew

—

Drew Dezen

JDPR

13 E. Coffee Street

Greenville, SC 29601

W: 864-233-3776 ext. 14

M: 864-630-7188

drewd@jdpr.com

www.jdpr.com

On Thu, Jan 27, 2022 at 10:50 AM Austin Rutherford <arutherford@greenvillesc.gov> wrote:

Drew,

I saw your email to Reverend Fleming. Have you confirmed with him?

Thanks,



Austin Rutherford, AICP

Senior Development Planner | Planning & Development

arutherford@greenvillesc.gov | www.greenvillesc.gov | [West End Small Area Plan](#)

Phone: 864-467-4247

From: Drew Dezen <drewd@jdpr.com>

Sent: Thursday, January 27, 2022 10:33 AM

To: Austin Rutherford <arutherford@greenvillesc.gov>

Cc: Shannon Lavrin <slavrin@greenvillesc.gov>; Courtney Powell <cdpowell@greenvillesc.gov>; Jonathan B. Graham <jbgraham@greenvillesc.gov>; Rebecca Edwards <redwards@greenvillesc.gov>; Monique Mattison <mmattison@greenvillesc.gov>

Subject: Re: PC Developer-Led Neighborhood Mtg Instructions/1114 Pendleton Street (AEC-21-810M)

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Good morning, Austin. Attached is the revised letter, which will be mailed today 1/27.

Drew

—

Drew Dezen

JDPR

13 E. Coffee Street

Greenville, SC 29601

W: 864-233-3776 ext. 14

M: 864-630-7188

drewd@jdpr.com

www.jdpr.com

On Tue, Jan 25, 2022 at 7:37 AM Austin Rutherford <arutherford@greenvillesc.gov> wrote:

Good Morning Jeff,

Hope you have been doing well.

Staff will require two changes:

1. On the subject line, state it is for "Neighborhood Meeting for Modification to Previously Approved Alternative Equivalent Compliance Application"
2. For Application Type, please state "Alternative Equivalent Compliance Modification"

Thank you for working with Reverend Fleming on getting on their agenda.

Please provide the final version to me at the time you mail the letters.

Thank you,



Austin Rutherford, AICP

Senior Development Planner | Planning & Development

arutherford@greenvillesc.gov | www.greenvillesc.gov | [West End Small Area Plan](#)

Phone: 864-467-4247

From: Drew Dezen <drewd@jdpr.com>

Sent: Monday, January 24, 2022 6:21 PM

To: Austin Rutherford <arutherford@greenvillesc.gov>

Cc: Shannon Lavrin <slavrin@greenvillesc.gov>; Courtney Powell <cdpowell@greenvillesc.gov>; Jonathan B. Graham <jbgraham@greenvillesc.gov>; Rebecca Edwards <redwards@greenvillesc.gov>; Monique Mattison <mmattison@greenvillesc.gov>

Subject: Re: PC Developer-Led Neighborhood Mtg Instructions/1114 Pendleton Street (AEC-21-810M)

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or opening attachments.

Austin and team,

Please find attached a draft of the letter for distribution to neighboring property owners. Please let me know if you have any requested edits or if this is approved.

Many thanks,

Drew

—

Drew Dezen

JDPR

13 E. Coffee Street

Greenville, SC 29601

W: 864-233-3776 ext. 14

M: 864-630-7188

drewd@jdpr.com

www.jdpr.com

On Wed, Jan 19, 2022 at 6:00 PM Austin Rutherford <arutherford@greenvillesc.gov> wrote:

Drew,

Please see below and attached for the instructions for conducting the neighborhood meeting. As the area is within the West Greenville Special Emphasis Neighborhood, please work with Rebecca Edwards and Monique Mattison in our Community Development Division as you work with Reverend Fleming. Their next neighborhood meeting should be February 8th at 6 PM. Please see if you can get on the agenda.

As you have been working for the best case possible with the neighbor and this was not originally planned, we are providing you to have the neighborhood meeting between acceptance of the application and the public hearing. Within two days of the meeting, please send us back the notes and attendance.

Reverend Fleming's contact information is as follows:

West Greenville Neighborhood Association Rev. Vardrey Fleming 241 Lowndes
Avenue Greenville SC 29607 271-4935/430-2095 fvardrey@gmail.com

Thanks,

Austin

Hello Drew,

This email contains information about the Developer-Led Neighborhood meeting requirements for your pending public hearing application.

It is the responsibility of the applicant/developer to organize and conduct this neighborhood meeting per the attached instructions. The meeting shall not conclude until the details of the proposal are sufficiently presented, and all applicable community comments are received from those in attendance. *Failure to adhere to the neighborhood meeting requirements may result in deferral of your application.*

Items attached to this email include:

1. Developer-Led Neighborhood Meeting Instructions
2. Developer-Led Neighborhood Meeting Flow Chart
3. Sign-In Form
4. Template Mail-Out Letter
5. Mailing List for property owners within 1000ft of the project site

Zoning Property Information

1. Parcel Number(s): 007700-01-00200

2. Zoning District: RDV, Redevelopment District
3. Special Overlay District: West Greenville Revitalization Overlay District
4. Neighborhood Area: West Greenville

The last day to conduct your neighborhood meeting is Tuesday, February 8, 2022. Meeting notice mailers must be postmarked and mailed by Saturday, January 28th, 2022. *Failure to meet these minimum requirements will result in the determination of your application to be insufficient and application deferral until the standards are met.*

Please let us know if you have any additional questions.

Please email me with a draft letter before you mail to ensure the letter meets the requirements.

Thank you,



Austin Rutherford, AICP

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